CITY OF HAYWARD
AGENDA REPORT

Meeting Date 10/9/03
Agenda Item 3

TO: Planning Commission

FROM: Carl T. Emura, Associate Planner

SUBJECT: Referral by Planning Director - Administrative Use Permit No. 2003-0328 – Misako Hill for Cingular Wireless (Applicant), Hugh and Jeff McClung (Owner) – Request to Install a Light Pole Telecommunication Monopole to Replace an Existing Pole at Carlos Bee Boulevard and to Locate Equipment Cabinets On Site

The Property is Located at 24900 Mission Boulevard in the General Commercial (CG) District

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Find that the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) guidelines, Section 15301 Existing Facilities; and

2. Approve the application subject to the attached findings and conditions of approval.

DISCUSSION:

The property is located at the northeast corner of Mission and Carlos Bee Boulevard. A single-family residence is located to the northeast and a church to the southeast. The applicant has 3 antennas attached to a light pole along the Carlos Bee Boulevard frontage, which was approved through building permit review in August 2000. Recently, the applicant proposed to relocate and replace the light pole/monopole with a taller one toward the Mission Boulevard frontage, however this location was objected to by one of the surrounding property owners and not supported by staff. The applicant resubmitted a request to replace the existing light pole (24 feet) with a taller light pole/monopole (30 feet) in its current location on Carlos Bee Boulevard where it would be partially screened by two 25-foot tall Privet street trees. The applicant is also requesting to locate a 6-foot high concrete block wall equipment cabinet enclosure at southeast corner of the property.

A resident in the surrounding area expressed concern that the antennas may create bodily harm through the electro magnetic radiation that it emits. The antenna system meets the Federal Communications Commission (FCC) Controlled Limits and

Uncontrolled Limits and is well below the Maximum Permissible Exposure (MPE) level for public safety. Federal law precludes cities from regulating the siting of telecommunication facilities based on the effects of radio frequencies, provided the facilities comply with FCC standards.

Due to the objection received from a member of the public, the Planning Director has referred this application to the Planning Commission to provide for a public forum.

As conditioned, the applicant would be making several improvements to the site. Among them would be to repair the wood fence along the northeast property line and to provide vines along the fence and equipment cabinet enclosure. Landscaping would also be required beneath the monument sign at the corner of Mission and Carlos Bee Boulevard, and additional street trees would be required along both streets. The light poles, sign frame and pipe bollards would be repainted.

ENVIRONMENTAL REVIEW:

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) guidelines, pursuant to Section 15301, Existing Facilities.

PUBLIC NOTICE:

On September 29, 2003, a Notice of Public Hearing was mailed to every property owner and occupant within 300 feet of the subject site, as noted on the latest assessor's records and the Mission-Foothills Neighborhood Task Force.

CONCLUSION:

The antenna installation meets the FCC guidelines for public safety and the new light pole would have a minimal visual impact on the surrounding area in light of the existing street trees partially screening it and the conditioned improvements. Therefore, staff recommends approval of the application subject to the conditions of approval.

Prepared by:

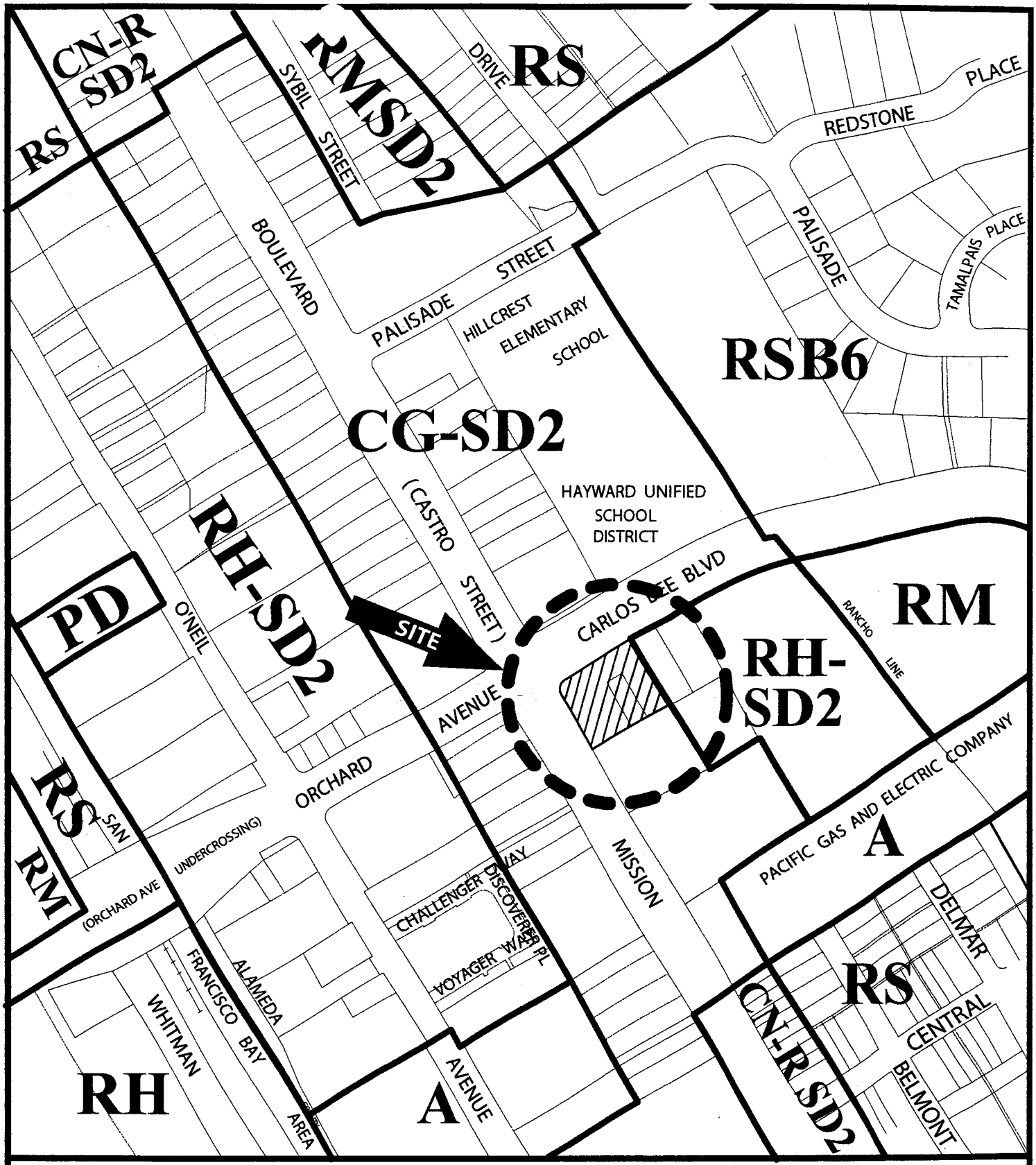
Carl T. Emura ASLA
Associate Planner

Recommended by:

Dyana Anderly, AICP
Planning Manager

Attachments:

A. Area and Zoning Map
B. Radio Frequency (RF) Report
C. Findings and Conditions of Approval
D. Photo Simulation
   Plans



Area & Zoning Map
PL-2003-0328 AUP
Address: 24900 Mission Boulevard
Applicant: Misako Hill
Owner: Hugh & Jeff McClung

A-Agricultural-ABSA,AB10A,AB100A,AB160A
CG-General Commercial
CN-R-Neighborhood Commercial-esidential
PD-Planned Development
RH-High Density Residential RHB 7
RM-Medium Density Residential RMB 3.5, RMB 4
RS-Single-Family Residential,RSB4,RSB6
SD-Special Design

North

ATTACHMENT A

COPY

Diamond Services
3860 Industrial Way
Benicia, Ca 94510
Ph: (707) 751-5900
Fax: (707) 751-5901

RADIO FREQUENCY ANALYSIS
PROPOSED PERSONAL COMMUNICATION SYSTEM
BASE STATION MODIFICATION
CINGULAR WIRELESS SITE NO. PL-123-01M
"HAYWARD HONDA"
24900 MISSION BOULEVARD,
HAYWARD, CALIFORNIA

By: Diamond Services
Date 07/29/03

ATTACHMENT B

Diamond Services
3860 Industrial Way
Benicia, Ca 94510
Ph: (707) 751-5900
Fax: (707) 751-5901

Report Summary

Based upon information provided by Cingular Wireless and the design engineer, and using the calculated method for determining RF field strength, it is the engineer's opinion that the PCS base station modification located at Hayward Honda, 24900 Mission Boulevard, Hayward, California will comply with the FCC's current prevailing standard for limiting human exposure to RF energy.

Due to the mounting method utilized, the general public would not normally be able to approach the antennas. Therefore, no significant impact on the general population is expected. The calculated electromagnetic field strength level in publicly accessible areas is less than the existing standard allows for exposure of unlimited duration. Additionally, due to the mounting method used, no significant impact on the environment is expected.

For personnel who maintain or work near the antennas, a training program in exposure to RF fields is recommended, since any access closer than 7 feet to the face of a Cingular PCS antenna could expose personnel to RF field levels greater than the occupational limits, and such access should be prohibited. At this site, public access to the face of an antenna would be difficult due to the mounting method utilized. Maintenance personnel should be instructed to contact Cingular Wireless prior to working in front of an antenna.

Additionally, RF warning signs should be posted at the base of the replacement light pole.

Background

Diamond Services1 has been retained by Cingular Wireless to conduct a Radio Frequency (RF) electromagnetic analysis for a Personal Communication System (PCS) base station to be located at Hayward Honda, 24900 Mission Boulevard, Hayward, California. This analysis consists of a review of the proposed site conditions, calculation of the estimated RF field strength of the PCS base station, and the provision of a comparison of the estimated field strength with the Federal Communication Commission (FCC) recommended guidelines for human exposure to RF electromagnetic fields.

Site Description

Based upon the drawings provided by the design engineer, existing PCS antennas will be re-installed on a replacement light pole, mounted approximately 25'-9" (to bottom of antennas) above ground level. The antennas will be oriented such that the main lobes are oriented toward

1 PGI Group Incorporated d.b.a. Diamond Services

the horizon. Normal public and occupational access to the front of the antennas is not expected due to the mounting location and method utilized.

RF Field Strength Calculation Methodology

A generally accepted method is used to calculate the expected RF field strength. The method uses the FCC's recommended equation[2] which predicts field strength on a worst case basis by doubling the predicted field strength. The following equation is used to predict maximum RF field strength:

Equation 1 $$S = \frac{(2)^2 PG}{4\pi R^2} = \frac{PG}{\pi R^2} = \frac{EIRP}{\pi R^2}$$

Where:
S = power density
P = power input to the antenna
G = power gain of the antenna in the direction of interest relative to an isotropic radiator
R = distance to the center of radiation of the antenna

Using a maximum effective radiated power of 400 watts, and a down tilt of 10° the maximum calculated field strength for this site at 6'-6" above ground level in front of an antenna is 0.012 mW/cm^2. Using this result, the maximum calculated field strength at ground level is 1.2% of the applicable public limit for uncontrolled exposure and less than 1% of the limit for occupational controlled exposure.

Calculations were performed for the main antenna lobe, the -3dB point, and the first and second lower lobes.

See Table 1 for the FCC's guidelines on Maximum Permissible Exposure (MPE). Note that the RF range referenced for this analysis is the range of 1500 – 100,000 Mhz shown in Table 1, which is included in Appendix A.

2 Reference Federal Communication Commission Office of Engineering Technology Bulletin 65

Exposure Environments

The FCC guidelines incorporate two separate tiers of exposure limits that are dependent on the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure. The decision as to which tier applies in a given situation should be based on the application of the following definitions.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General population/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public always fall under this category when exposure is not employment-related.

For purposes of applying these definitions, awareness of the potential for RF exposure in a workplace or similar environment can be provided through specific training as part of a RF safety program. Warning signs and labels can also be used to establish such awareness as long as they provide information, in a prominent manner, on risk of potential exposure and instructions on methods to minimize such exposure risk. For example, a sign warning of RF exposure risk and indicating that individuals should not remain in the area for more than a certain period of time could be acceptable.

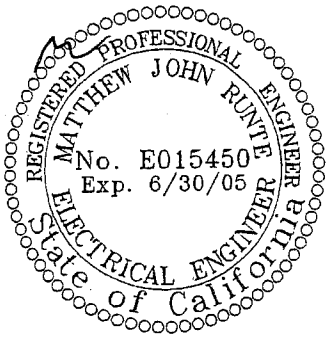
Another important point to remember concerning the FCC's exposure guidelines is that they constitute ***exposure*** limits (not ***emission*** limits), and they are relevant only to locations that are ***accessible*** to workers or members of the public. Such access can be restricted or controlled by appropriate means such as the use of fences, warning signs, etc., as noted above. For the case of occupational/controlled exposure, procedures can be instituted for working in the vicinity of RF sources that will prevent exposures in excess of the guidelines. An example of such procedures would be restricting the time an individual could be near an RF source or requiring that work on or near such sources be performed while the transmitter is turned off or while power is appropriately reduced.

Qualifications of Reporting Engineer

Mr. Runte has been involved in the measurement of RF emissions since 1979. He has designed numerous RF systems including both site design and RF system design. He is a registered Professional Engineer in the state of California, and all contents of this report are true and correct to the best of his knowledge.

Signed: _____ Date: 7/29/03

Matthew J. Runte, P.E.



Professional Engineer Stamp

APPENDIX A

Term Definitions

Exposure Exposure occurs whenever and wherever a person is subjected to electric, magnetic or electromagnetic fields other than those originating from physiological processes in the body and other natural phenomena.

Exposure, partial-body. Partial-body exposure results when RF fields are substantially nonuniform over the body. Fields that are nonuniform over volumes comparable to the human body may occur due to highly directional sources, standing-waves, re-radiating sources or in the near field.

General population/uncontrolled exposure. For FCC purposes, applies to human exposure to RF fields when the general public is exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public always fall under this category when exposure is not employment-related.

Maximum permissible exposure (MPE). The rms and peak electric and magnetic field strength, their squares, or the plane-wave equivalent power densities associated with these fields to which a person may be exposed without harmful effect and with an acceptable safety factor.

Occupational/controlled exposure. For FCC purposes, applies to human exposure to RF fields when persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits (see definition above), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

Table 1. LIMITS FOR MAXIMUM PERMISSIBLE EXPOSURE (MPE)

(A) Limits for Occupational/Controlled Exposure

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $|E|^2$, $|H|^2$ or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	($900/f^2$)*	6
30-300	61.4	0.163	1.0	6
300-1500	--	--	f/300	6
1500-100,000	--	--	5	6

(B) Limits for General Population/Uncontrolled Exposure

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $|E|^2$, $|H|^2$ or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	($180/f^2$)*	30
30-300	27.5	0.073	0.2	30
300-1500	--	--	f/1500	30
1500-100,000	--	--	1.0	30

f = frequency in MHz *Plane-wave equivalent power density

NOTE 1: ***Occupational/controlled*** limits apply in situations in which persons are exposed as a consequence of their employment provided those persons are fully aware of the potential for exposure and can exercise control over their exposure. Limits for occupational/controlled exposure also apply in situations when an individual is transient through a location where occupational/controlled limits apply provided he or she is made aware of the potential for exposure.

NOTE 2: ***General population/uncontrolled*** exposures apply in situations in which the general public may be exposed, or in which persons that are exposed as a consequence of their employment may not be fully aware of the potential for exposure or can not exercise control over their exposure.

FINDINGS FOR APPROVAL
Administrative Use Permit No. Pl-2003-0268
Cingular Wireless

A. Approval of Administrative Use Permit Pl-2003-0268, as conditioned, will have no significant impact on the environment, cumulative or otherwise, and the project reflects the City's independent judgment and is exempt from CEQA review pursuant to Section 15301 of the CEQA Guidelines (Existing Facilities);

B. The proposed telecommunication facility is desirable for the public convenience or welfare in that adequate cellular phone transmission coverage will be provided, filling-in a gap in transmission coverage;

C. The proposed telecommunication facility will not impair the character and integrity of the General Commercial (CG) District in which the antenna and facilities are to be placed, in that only the monopole will be replaced and the existing street trees partially screen the monopole and the additional site improvements will compensate for the gain in height of the antennas.

D. The proposed antenna facility will not be detrimental to the public health, safety or general welfare in that the telecommunications antennas will be conditionally approved to properly regulate the operating procedures and activities associated with the use; and

E. The proposed use is consistent with the General Plan and applicable City regulations adopted under the City of Hayward Municipal Code (Article 13 of Chapter 10 – Antenna and Telecommunications Facilities Ordinance).

CONDITIONS OF APPROVAL
Administrative Use Permit No. Pl-2003-0268
Cingular Wireless

CONDITIONS OF APPROVAL

1. The Administrative Use Permit Application No.2003-00328 is a request to replace existing light pole monopole with a taller light pole monopole and to locate equipment cabinets on site. The telecommunication facility shall be operated in accordance with these Conditions of Approval and the approved plans, labeled Exhibit "A". This approval is void one year after the effective date of approval unless a building permit application has been submitted and accepted for processing by the Building Official. Any modification to this permit shall require review and approval by the Planning Director.

2. Applicant shall apply for all necessary building permits from the Building Division. All structures and antenna improvements shall be in accordance with the Uniform Building Code, Uniform Mechanical and Plumbing Code, National Electrical Code, and the Uniform Fire Code as adopted by the City of Hayward.

3. Prior to issuance of a building permit, the applicant shall provide a letter of credit, bond, or other instrument which the City Engineer deems sufficient to secure 150 percent of the estimated cost of removing the applicant's antenna and other telecommunications facilities and restoring the site to its condition before installation of such facility when such antenna or other facility is relocated, terminated, or abandoned.

4. Prior to final inspection all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the Planning Director. Color and materials subject to approval by Planning Director prior to issuance of any permit.

5. The telecommunications equipment cabinet shall be enclosed with a 6-foot high decorative masonry wall with a metal gate. The Planning Director shall approve the design and color of the wall prior to issuance of a building permit.

6. All facility equipment other than the antenna shall be contained entirely within the equipment cabinets. No storage of materials, equipment or supplies shall be permitted outside of the cabinets.

7. A landscape planter enclosed with a 6" concrete curb shall be provided below the freestanding monument sign. Vine pockets enclosed by a 6" concrete curb shall be placed a minimum of 10-feet on center along the northeast wood fence and sides of the equipment cabinet enclosure. Vines shall be a 5-gallon minimum size. Size and shape of planters shall be approved by the City Landscape Architect.

8. Wood Fence along the northwest property line shall be repaired or replaced to correct the

vertical alignment and any damaged or decaying fence members.

9. Two 24 inch box street trees shall be provided along Mission Boulevard and one along Carlos Bee Boulevard. Location and species of tree shall be approved by the City Landscape Architect. Tree wells shall be a minimum of 5'x 5'. A bubbler shall be provide at each tree. Trees shall be planted per City Standard Detail SD-122.

10. All new landscape areas shall be irrigated by an automatic irrigations system.

11. The existing light poles, pipe bollards and freestanding monument sign frame shall be repainted to match existing color.

12. In the event that the use of the site has ceased for a period of six months or the permit expires, Cingular Wireless, or its successor shall provide notification to the Planning Director upon cessation of operations. Should the owner of the telecommunications equipment and stealth telecommunication pole fail to effect removal of the equipment, the property owner shall be responsible for its removal.

13. Any future replacement or reinstallation of structures or equipment at this telecommunication facility shall be subject to the requirements and standards of the City of Hayward at that time.

14. The applicant shall provide signage on the equipment shelter, including phone numbers of emergency contact persons, in case of an emergency for the facility.

15. The applicant shall be responsible for graffiti-free maintenance of the telecommunications facilities, and shall remove any graffiti within seven days of occurrence.

16. Landscaping shall be maintained in a healthy, weed-free condition at all times. Any landscape area damaged by the installation of the stealth telecommunication pole or equipment shelter shall be repaired or replaced.

17. Violation of these conditions or requirements may result in the City of Hayward instituting a revocation hearing before the Planning Commission.

GENERAL NOTES

1. DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE. THIS SET OF PLANS IS INTENDED TO BE USED FOR DIAGRAMMATIC PURPOSES ONLY; UNLESS NOTED OTHERWISE. THE CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ANYTHING ELSE DEEMED NECESSARY TO COMPLETE INSTALLATIONS AS DESCRIBED HEREIN.

2. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL AND STATE JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS. THE FOLLOWING CODES ARE SPECIFICALLY APPLICABLE:
   1997 UNIFORM BUILDING CODE
   1997 UNIFORM MECHANICAL CODE
   1997 UNIFORM PLUMBING CODE
   1996 NATIONAL ELECTRIC CODE
   2001 CALIFORNIA CODES

3. THE ENGINEER HAS MADE EVERY EFFORT TO DETAIL THE COMPLETE SCOPE OF WORK IN THE CONSTRUCTION AND CONTRACT DOCUMENTS. CONTRACTORS ARE NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THE DOCUMENTS. THE CONTRACTOR SHALL BEAR THE RESPONSIBILITY OF NOTIFYING THE ENGINEER IN WRITING OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE CONTRACTOR'S PROPOSAL. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE EXPENSIVE OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.

4. ALL DRAWINGS ARE INTERRELATED. IN PERFORMANCE OF THE WORK, THE CONTRACTOR MUST REFER TO ALL DRAWINGS. ALL COORDINATION IS THE RESPONSIBILITY OF THE CONTRACTOR.

5. DETAILS INCLUDED HEREIN ARE INTENDED TO SHOW THE END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS OR SITUATIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE SCOPE OF WORK.

6. THE CONTRACTOR INVOLVED SHALL VISIT THE JOB SITE AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED PROJECT, WITH THE CONSTRUCTION AND CONTRACT DOCUMENTS, AND CONFIRM THAT THE PROJECT MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY ERRORS, OMISSIONS OR DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER.

7. VERIFY ALL MEASUREMENTS AT THE SITE BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK. NO EXTRA CHARGE OR COMPENSATION SHALL BE ALLOWED DUE TO DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED ON THE CONSTRUCTION DRAWINGS. SUBMIT ANY DISCREPANCY IN DIMENSIONS TO THE CONSTRUCTION MANAGER FOR CONSIDERATION BEFORE PROCEEDING WITH WORK IN THE AFFECTED AREA.

8. NO PLEA OF IGNORANCE OF CONDITIONS THAT EXIST OR OF THE DIFFICULTIES OR CONDITIONS THAT MAY BE ENCOUNTERED OR ANY OTHER RELEVANT MATTER CONCERNING THE WORK TO BE PERFORMED IN THE EXECUTION OF THE WORK WILL BE ACCEPTED AS AN EXCUSE FOR FAILURE OR OMISSION ON THE PART OF THE CONTRACTOR TO FULFILL EVERY DETAIL OF THE REQUIREMENTS COVERING THE WORK.

9. THE CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM THAT IS NOT CLEARLY DEFINED BY THE CONSTRUCTION DOCUMENTS.

10. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, SUBJECT TO APPROVAL OF THE CONSTRUCTION MANAGER AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.

11. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH AND INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES AND ORDINANCES TAKE PRECEDENCE.

12. THE CONTRACTOR SHALL PROVIDE AT THE PROJECT SITE A FULL SET OF CONSTRUCTION DOCUMENTS UPDATED WITH THE LATEST REVISIONS AND ADDENDUM OR CLARIFICATION AND THE BUILDING PERMIT FOR USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.

13. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2A 10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA DURING CONSTRUCTION.

14. THE EXISTING STRUCTURAL COMPONENTS OF THIS PROJECT SITE ARE NOT TO BE ALTERED BY THIS CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE.

15. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC., DURING CONSTRUCTION. UPON COMPLETION OF WORK, CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.

16. CONTRACTOR SHALL KEEP THE GENERAL AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS AND RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN A CLEAN CONDITION AND FREE FROM DUST, PAINT SPOTS OR SMUDGES OF ANY NATURE.

17. ALL VISIBLE ELEMENTS SHALL BE PAINTED TO MATCH AND BLEND IN WITH THE EXISTING ELEMENTS OR IN ACCORDANCE WITH REQUIREMENTS OF OWNER OR REGULATORY AGENCIES.

HAYWARD HONDA MODIFICATIONS

PL-123-01M

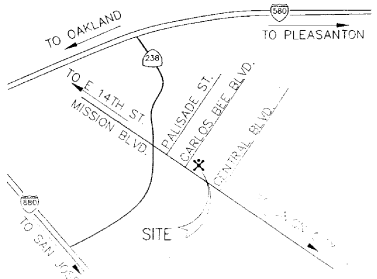
cingular SM WIRELESS

PROPERTY DESCRIPTION

ADDRESS: 24900 MISSION BLVD.
HAYWARD, CA 94544

APN: 445-0200-009

LOCATION MAP



CITY OF HAYWARD

PROJECT CONTACTS

APPLICANT
CINGULAR WIRELESS
4420 ROSEWOOD DR. BUILDING #2, 3RD. FLOOR
PLEASANTON, CA 94588
CONTACT: VICKIE MADDEN (925) 227-4721

PROPERTY OWNER
HUGH E. McCLUNG
22579 CENTER STREET
HAYWARD, CA 94541
CONTACT: JEFFREY McCLUNG (925) 934-7065

CONSTRUCTION MANAGER
CINGULAR WIRELESS
4420 ROSEWOOD DR. BUILDING #2, 3RD. FLOOR
PLEASANTON, CA 94588
CONTACT: TRED HAGLUND (805) 264-2680

ENGINEERS
CRDC
1625 JULIAN DRIVE
EL CERRITO, CA 94530
CONTACT: ART CHEN (510) 234-9088

PLANNERS
PLANCOM, INC
4420 ROSEWOOD DR. BUILDING #2, 3RD. FLOOR
PLEASANTON, CA 94588
CONTACT: MISAKO HILL (415) 533-2540

SURVEYORS
DAVID EVANS AND ASSOCIATES, INC.
5000 EXECUTIVE PARKWAY, SUITE 520
SAN RAMON, CA 94583
CONTACT: KEVIN MOORE (925) 867-1997

PROJECT DESCRIPTION

THIS PROJECT IS TO UPGRADE AN EXISTING LOCAL PERSONAL COMMUNICATIONS SYSTEM (PCS) SITE WHICH TRANSMITS AND RECEIVES RADIO SIGNALS AS PART OF A REGIONAL PCS NETWORK FOR CINGULAR WIRELESS. THE BASIC COMPONENTS OF THIS UPGRADE ARE:

REPLACEMENT OF AN EXISTING LIGHTPOLE WITH A NEW LIGHTPOLE. EXISTING ANTENNAS AND LIGHTS WILL BE REINSTALLED.

INSTALLATION OF FOUR BASE TRANSCEIVER STATIONS (BTS), EACH 5'-10" TALL x 4'-3" WIDE x 3'-1" DEEP AND WEIGHING 1708 LBS, LOCATED AT THE EAST CORNER OF THE PROPERTY, INSIDE A MASONRY WALL ENCLOSURE.

INSTALLATION OF ELECTRICAL AND TELEPHONE PANELS IN THE BTS AREA.

INDEX

JUL 11 2003

REFERENCE

PLANNING DIVISION

C-1 SITE SURVEY
C-2 SITE SURVEY

cingular WIRELESS
4420 Rosewood Dr. Bldg 2, 3rd Floor
Pleasanton, CA 94588

CRDC ENGINEERS
1625 Julian Drive El Cerrito, CA 94530
phone: 510.234.9088 fax 510.234.6188

DATE:	04/01/03
DRAWN BY:	TC
FILE NO.:	PL-123-01M

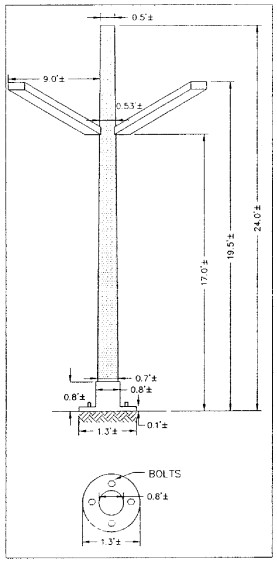
REVISIONS

DATE	DESCRIPTION	BY
04/05/03	80% ZONING ISSUE	TC
04/23/03	90% ZONING ISSUE	TC
05/14/03	100% ZONING ISSUE	TC
06/28/03	100% ZONING REV.1	TC
07/10/03	100% ZONING REV.2	TC

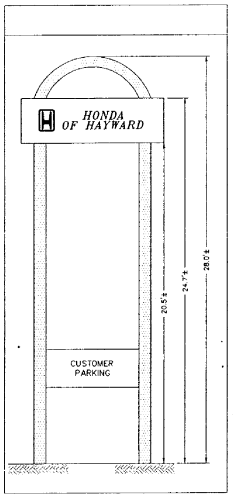
PL-123-01M
HAYWARD HONDA MODIFICATIONS
24900 MISSION BLVD.
HAYWARD, CA

TITLE SHEET

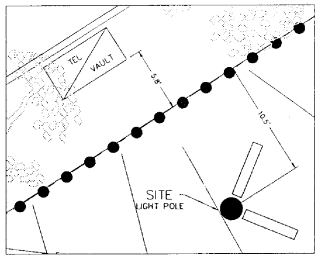
T-1



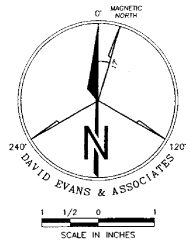
4 LIGHT POST DETAIL
NOT TO SCALE



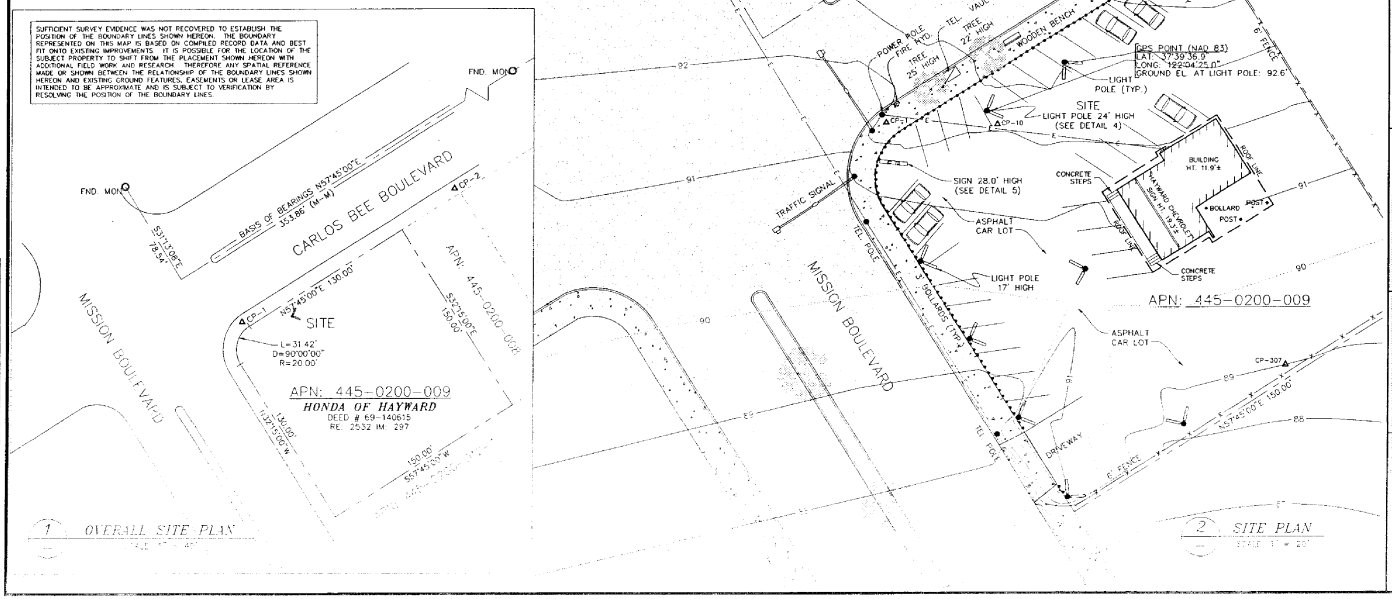
5 SIGN DETAIL
NOT TO SCALE



2 ENLARGED SITE PLAN
SCALE: 1" = 5'



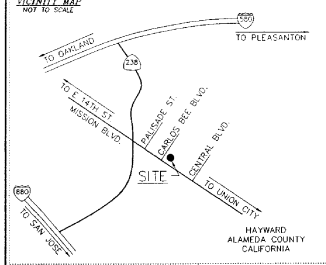
MAGNETIC DECLINATION AT SITE = 17°
PER USGS MAP, HAYWARD QUAD, 1980



1 OVERALL SITE PLAN
SCALE: 1" = 40'

2 SITE PLAN
SCALE: 1" = 20'

VICINITY MAP
NOT TO SCALE



PROPERTY INFORMATION

Owner: BOB GEE
Address: 24900 MISSION BOULEVARD
HAYWARD, CA 94544
Site: HAYWARD HONDA
Address: 24900 MISSION BOULEVARD
HAYWARD, CA 94544
Assessor's Parcel Number: 445-0200-009
Height of Building/Tower: 24.0'± (LIGHT POLE)

Title Report:
NO TITLE REPORT FURNISHED. EXCEPTIONS TO THE TITLE AND RESERVATIONS THEREFROM COULD NOT BE DETERMINED. BOUNDARY INFORMATION SHOWN IS COMPILED FROM AVAILABLE RECORD DATA.

Legal Description:
PROPERTY SITUATED IN THE CITY OF HAYWARD, COUNTY OF ALAMEDA, STATE OF CALIFORNIA

FEMA FLOOD ZONE DESIGNATION National Flood Insurance Program
County: ALAMEDA Effective Date: FEBRUARY 19, 1986
Community-Panel Number: 065033-0011-D
The Flood Zone Designation for this site as plotted by scale is:
C Areas of minimal flooding.

SURVEY DATA
NAD 83 Datum
Lat: N 37°39'36.9" Long: W 122°04'25.0"
Datum Base: NAD 83 Equipment Used: Trimble LS 4400 Fast-Static GPS Receiver (See Note 2)
Site Ground Elevation: 92.6± AMSL (NGVD 29)
Basis of Elevations:
GLOBAL POSITIONING SYSTEM (GPS)
(SEE NOTE 2)
Basis of Bearings:
PARCEL MAP NO. 3040 RECORDED IN BOOK 116, PAGE 4, AND TWO FOUND MONUMENTS AS SHOWN
Date of Field Survey: 1/24/00

NOTES
1) This is not a boundary survey. This is a specialized topographic map with property lines and easements being a graphic depiction of various information gathered from preliminary title reports, back-up documents of record, maps and available monuments found during the field survey. No property monuments were set. No title research was performed by David Evans and Associates, Inc.

2) The latitude, longitude and elevation shown hereon were derived from post-processed carrier phase data collected using Navstar Global Positioning System (GPS) and the Trimble LS 4400 Fast-Static GPS Receiver. Trimble specifications report decimeter level accuracy (horizontally) when data is properly collected and processed. (Elevation = ±3.0')

3) Unless otherwise noted, no underground utility locating service company was contacted prior to this map being prepared; therefore there may be non-visible or obscure utilities existing on the property not shown on this map — so CALL BEFORE YOU DIG.

4) Any electronic digital media provided by David Evans and Associates, Inc. to our client is a courtesy and is not to be reproduced, distributed, sold, altered, revised, edited or amended without the express written consent of an Officer of David Evans and Associates, Inc. Further, only the final stamped, signed and dated original "hard copy" version of our survey or map is considered to be our legally recognized product.

SURVEYOR'S STATEMENT
I, the undersigned, a Registered Professional Land Surveyor licensed under the laws of the State of California do hereby state that the information, measurements, easements, record boundary lines, bearings and distances as shown hereon are based upon a field survey as dated above and upon items of public record and data contained in a title report, as referenced. Furthermore, the Latitude and Longitude coordinates are reported in NAD 83 Datum and are accurate to within ±15 feet horizontally, and the ground elevation, reported in NGVD 1929 Datum, is within ±3 feet vertically. The coordinate values and elevations are within the 1-A Accuracy Code description as listed in the A.S.A.C. Information Sheet 91-003 and are accurate to the best of my knowledge and belief.

SIGNATURE DATE

LEGEND

ASPHALT		INLET	
CONCRETE		LIGHT POLE	
CONTROL POINT		MANHOLE	
ELECTRIC VAULT	EL 00.0	SPOT ELEVATION	
FIRE HYDRANT		TELCO VAULT	
FENCE MONUMENT		TEMPORARY BENCHMARK	
GAS POINT		UTILITY POLE	
GAS VALVE		WATER VALVE	

DATE: 4/1/03
DRAWN BY: RPS
FILE NO.: PCBW0000-0048

REVISIONS

DATE	DESCRIPTION	INITIAL
2/2/00	PRELIMINARY	JL
3/31/03	BUILDING ELEVATION VIEWS	RPS
4/1/03	MORE BUILDING ELEVATION VIEWS	RPS

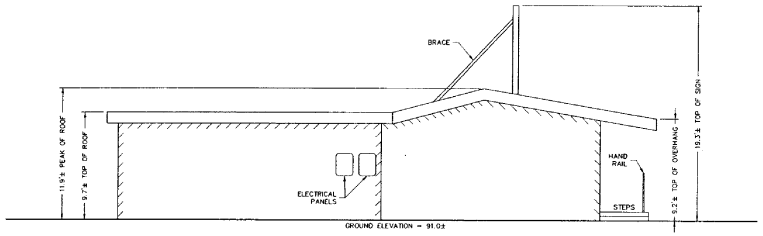
cingular SM WIRELESS
4420 Rosewood Drive, Building 2, 3rd Floor
Pleasanton, CA 94588

DAVID EVANS AND ASSOCIATES INC.
5000 EXECUTIVE PARKWAY, SUITE 125
SAN RAMON, CALIFORNIA 94583
TEL: (925) 867-3380
FAX: (925) 867-3388

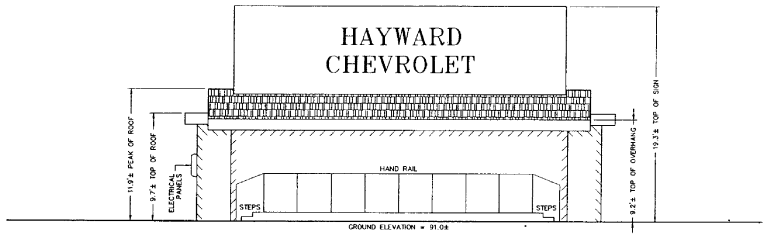
EXISTING SITE CONDITIONS

PL-123-01
HAYWARD HONDA
MISSION & ORCHARD
24900 MISSION BOULEVARD
HAYWARD, CA 94544

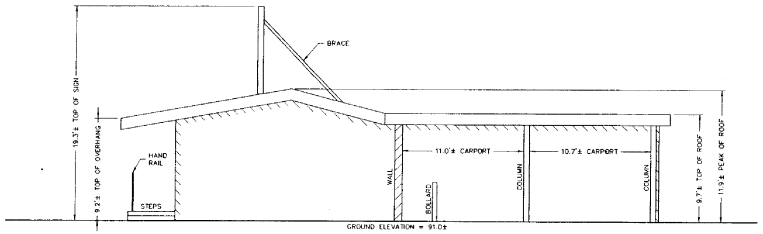
C-1
OF 2 SHEETS



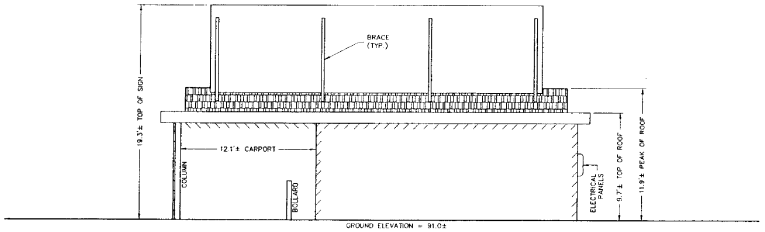
1 NORTHWESTERLY ELEVATION
SCALE: 1" = 5'



2 SOUTHWESTERLY ELEVATION
SCALE: 1" = 5'



3 SOUTHEASTERLY ELEVATION
SCALE: 1" = 5'



4 NORTHEASTERLY ELEVATION
SCALE: 1" = 5'

DATE: 4/1/03
DRAWN BY: RPS
FILE NO.: PCBW0000-0048

REVISIONS

DATE	DESCRIPTION	INITIAL
2/2/00	PRELIMINARY	JL
5/31/03	BUILDING ELEVATION VIEWS	RPS
4/1/03	MORE BUILDING ELEVATION VIEWS	RPS

cingular SM WIRELESS
4420 Rosewood Drive, Building 2, 3rd Floor
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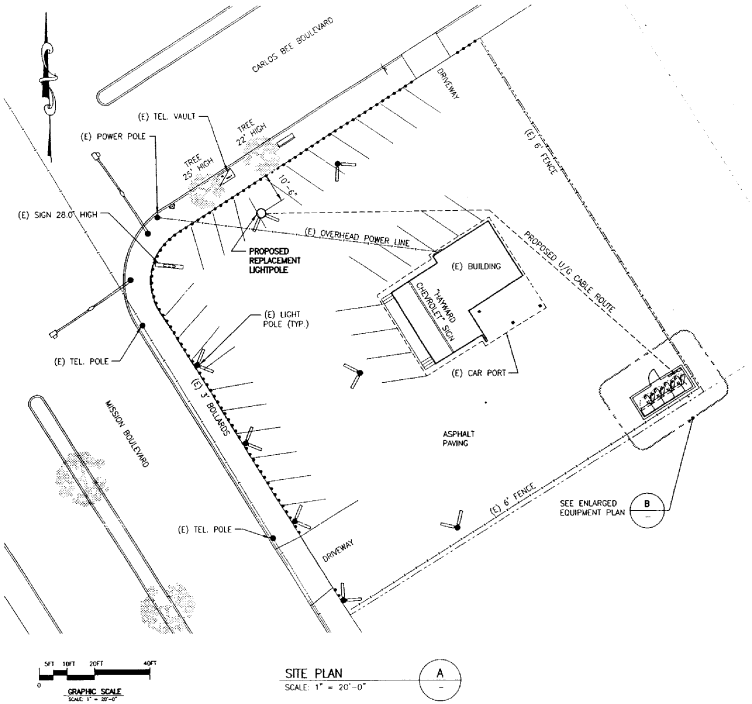
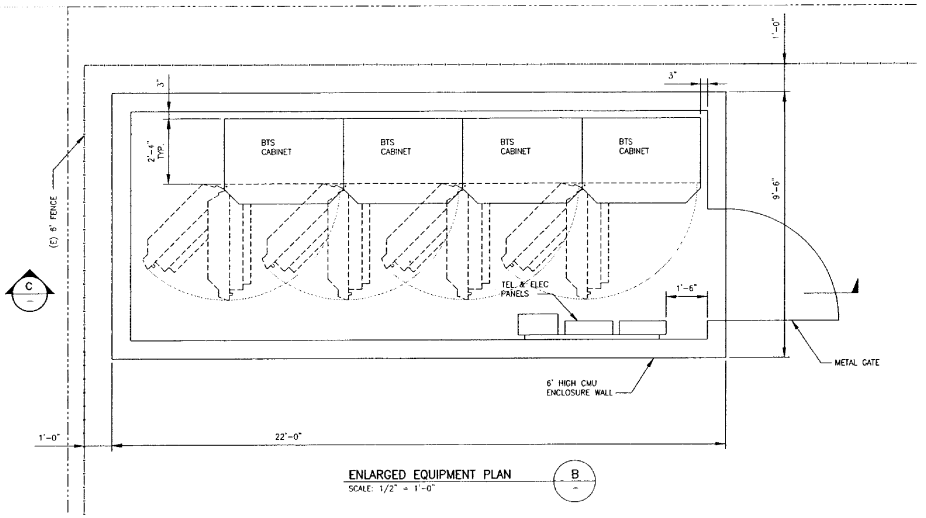
SAN RAMON, CALIFORNIA 94583
TEL: (925) 867-3300
FAX: (925) 867-3388

EXISTING SITE CONDITIONS

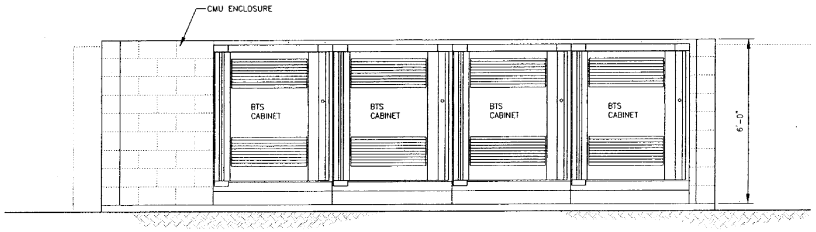
PL-123-01
HAYWARD HONDA
MISSION & ORCHARD
24900 MISSION BOULEVARD
HAYWARD, CA 94544

C-2
OF 2 SHEETS

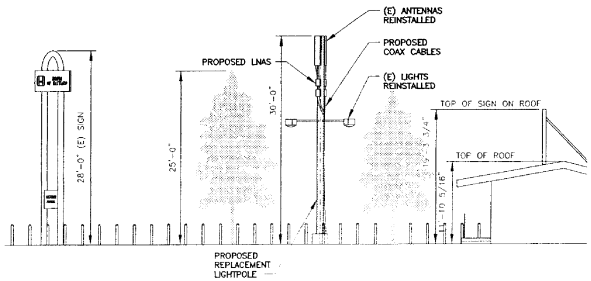




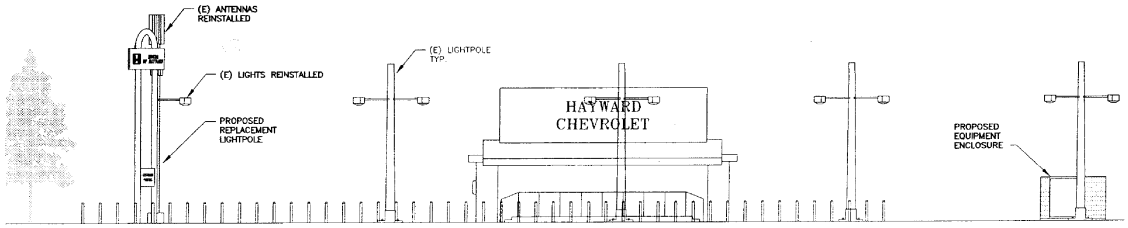
ENLARGED EQUIPMENT PLAN
SCALE: 1/2" = 1'-0"
B



EQUIPMENT ELEVATION
SCALE: 1/2" = 1'-0"
C



SOUTHEAST ELEVATION
D



SOUTHWEST ELEVATION
E

GRAPHIC SCALE

GRAPHIC SCALE

cingular WIRELESS
4420 Rosewood Dr. Bldg. 2, 3rd Floor
Pleasanton, CA 94588

CRDC
ENGINEERS
1625 Julian Drive El Cerrito, CA 94530
phone: 510.234.9088 fax 510.234.6188

DATE:	04/01/03
DRAWN BY:	AS
FILE NO.:	PL-123-01M

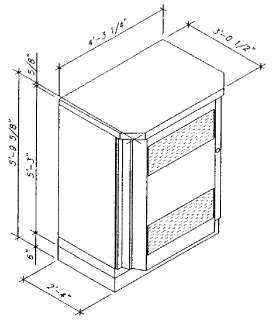
REVISIONS

DATE	DESCRIPTION	BY
04/05/03	80% ZONING ISSUE	AS
04/23/03	90% ZONING ISSUE	AS
05/14/03	100% ZONING ISSUE	AS
06/28/03	100% ZONING REV 1	AS
07/10/03	100% ZONING REV 2	AS

PL-123-01M
HAYWARD HONDA
24900 MISSION BOULEVARD
HAYWARD, CA

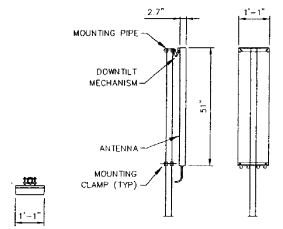
PLANS AND ELEVATIONS

A-1



* SEE PLANS FOR EQUIPMENT LOCATIONS, ORIENTATION, AND MOUNTING.

BTS CABINET DETAIL 1
SCALE: 1/2" = 1'-0"



TOP VIEW SIDE VIEW REAR VIEW

NOTE: ONLY ONE ANTENNA SHOWN FOR CLARITY

ANTENNA DETAIL 2
SCALE: 1/2" = 1'-0"

ANTENNA NOTE:
SECTOR A: AZ=0', SECTOR B: AZ=120', SECTOR C: AZ=240'.
VERIFY ALL ANTENNA INFORMATION (SIZE, AZ, ETC.) WITH THE LATEST VERSION OF "SITE BUILD FORM".

GRAPHIC SCALE

GRAPHIC SCALE

cingular WIRELESS
4420 Rosewood Dr. Bldg. 2, 3rd Floor
Pleasanton, CA 94588

CRDC ENGINEERS
1625 Julian Drive El Cerrito, CA 94530
phone: 510.234.9088 fax 510.234.6188

DATE:	04/01/03
DRAWN BY:	AS
FILE NO.:	PL-123-01M

REVISIONS

DATE	DESCRIPTION	BY
04/06/03	80% ZONING ISSUE	AS
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05/14/03	100% ZONING ISSUE	AS
06/28/03	100% ZONING REV 1	AS
07/10/03	100% ZONING REV 2	AS

PL-123-01M
HAYWARD HONDA
24900 MISSION BOULEVARD
HAYWARD, CA

DETAILS

A-2